



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

April 4, 2016  
1604-CPA-03  
Exhibit 1

**Docket Number:** 1604-CPA-03 (Resolution No. 16-106)

**Petitioner:** City of Westfield

**Request:** Approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan

**Exhibits:**

1. Staff Report
2. Location Map
3. Resolution No. 16-106
4. Junction Sub-District Addendum

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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**PETITION HISTORY**

This petition was introduced at the March 14, 2016, City Council meeting. The petition is scheduled for its public hearing at the April 4, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

This petition was presented to the Grand Junction Task Group on March 1, 2016.

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**PROJECT OVERVIEW**

This document is an amendment to the Westfield-Washington Township Comprehensive Plan adopted on February 12, 2007 (Resolution 07-06), as amended, in accordance with I.C. 37-7-4-500 et seq. (the "2007 Comprehensive Plan"). This addendum is to be known as the "Junction Sub-District" addendum (the "plan") (see [Exhibit 4](#)) and is an update to the Grand Junction Implementation Plan 2013 with respect to the geographic area shown in the attached [Exhibit 1](#), known as the "Junction Sub-District".

The [2013 Grand Junction Implementation Plan](#) identified the development of architectural and development standards for the Junction Sub-District as one of the top priority objectives in implementing the Grand Junction vision. As a result, this proposed addendum creates a framework for establishing detailed visions, goals, and expectations for the development and redevelopment of the Junction Sub-District.

In 2015, the Council adopted a similar addendum for the [Gateway Sub-District](#), which consisted of Chapter 1 of the "Sub-Districts of the Grand Junction" Addendum. This Junction Sub-District addendum will be inserted as Chapter 2. It is anticipated that as subsequent Grand Junction sub-district chapters are ready for adoption, then they will be incorporated into this same addendum document.

The intent of this addendum is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The vision for this sub-district is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new places for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located. The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

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## **SUB-AREAS**

The Grand Junction “District” includes the downtown area (see Figure 1).

The 2013 Grand Junction Implementation Plan further refined the geographic areas of downtown into five (5) “Sub-Districts” (see Figure 2).

Within the Junction Sub-District (orange sub-district), there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function (see Figure 3). As a result, the addendum outlines the basic vision for each sub-area and then further provides for specific development and design criteria.



Figure 1: Grand Junction “District”

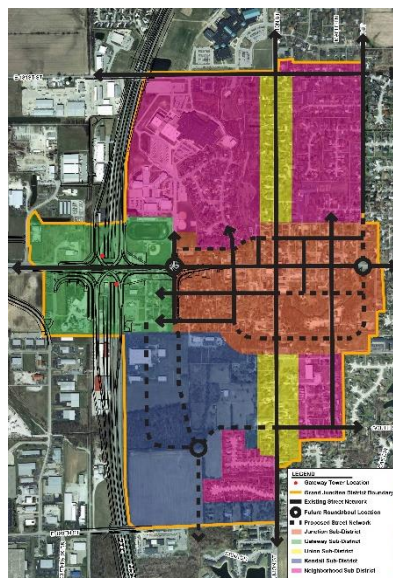


Figure 2: Grand Junction “Sub-Districts”

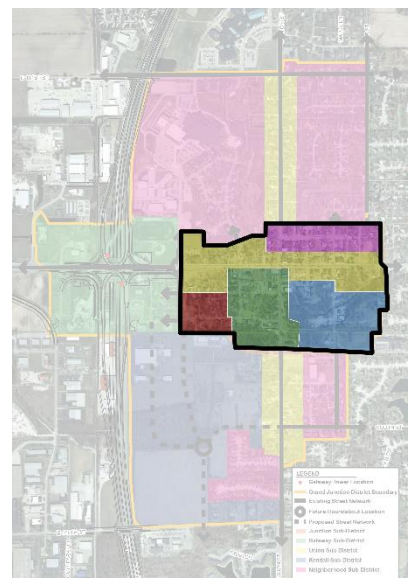


Figure 3: Grand Junction Sub-Districts Sub-Areas

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## **PROCEDURAL**

**Public Hearing:** Amendments to the Comprehensive Plan are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for April 4, 2016, Plan Commission meeting. Notice of the public hearing has been provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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## **DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the April 4, 2016, Plan Commission meeting.
2. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).